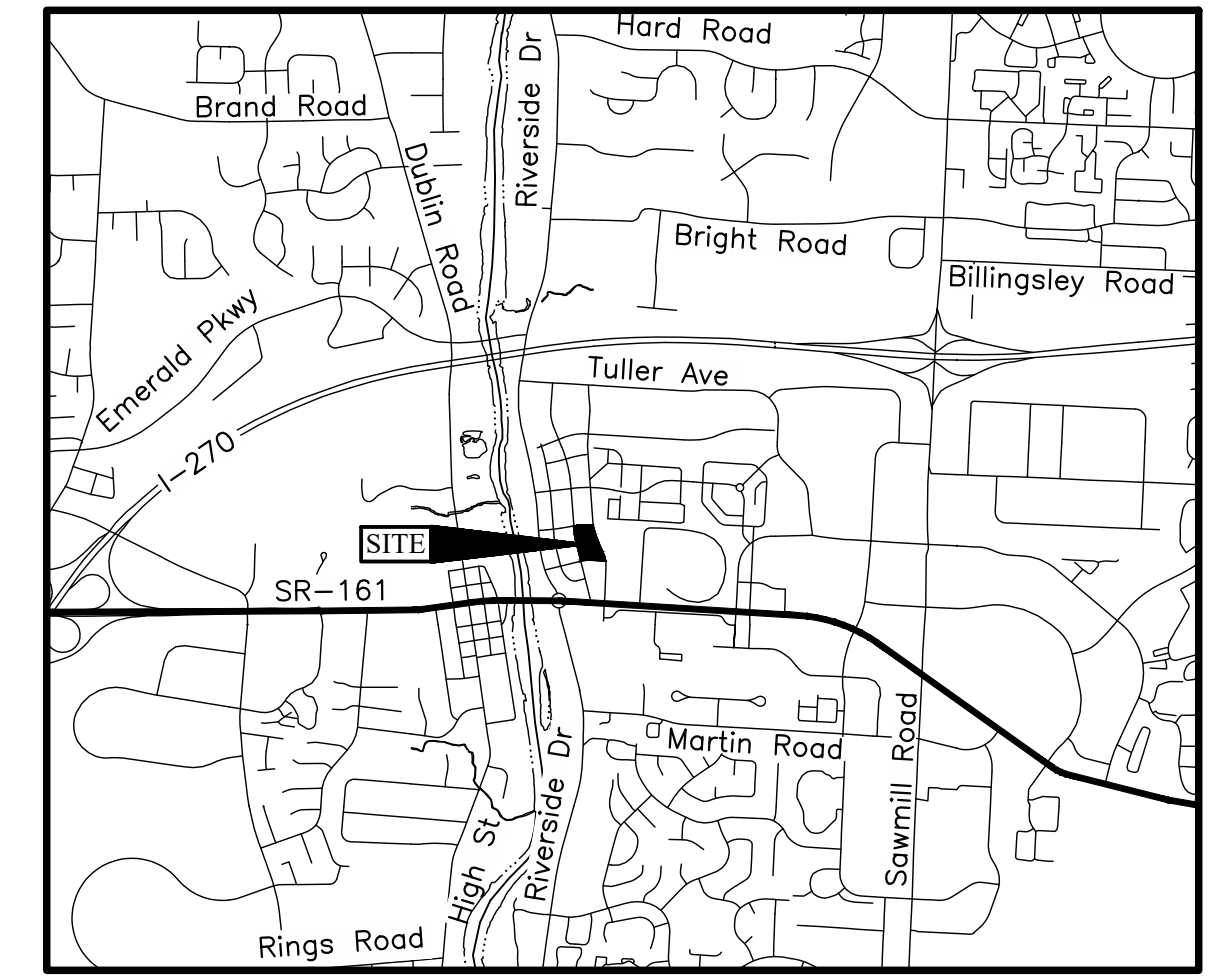
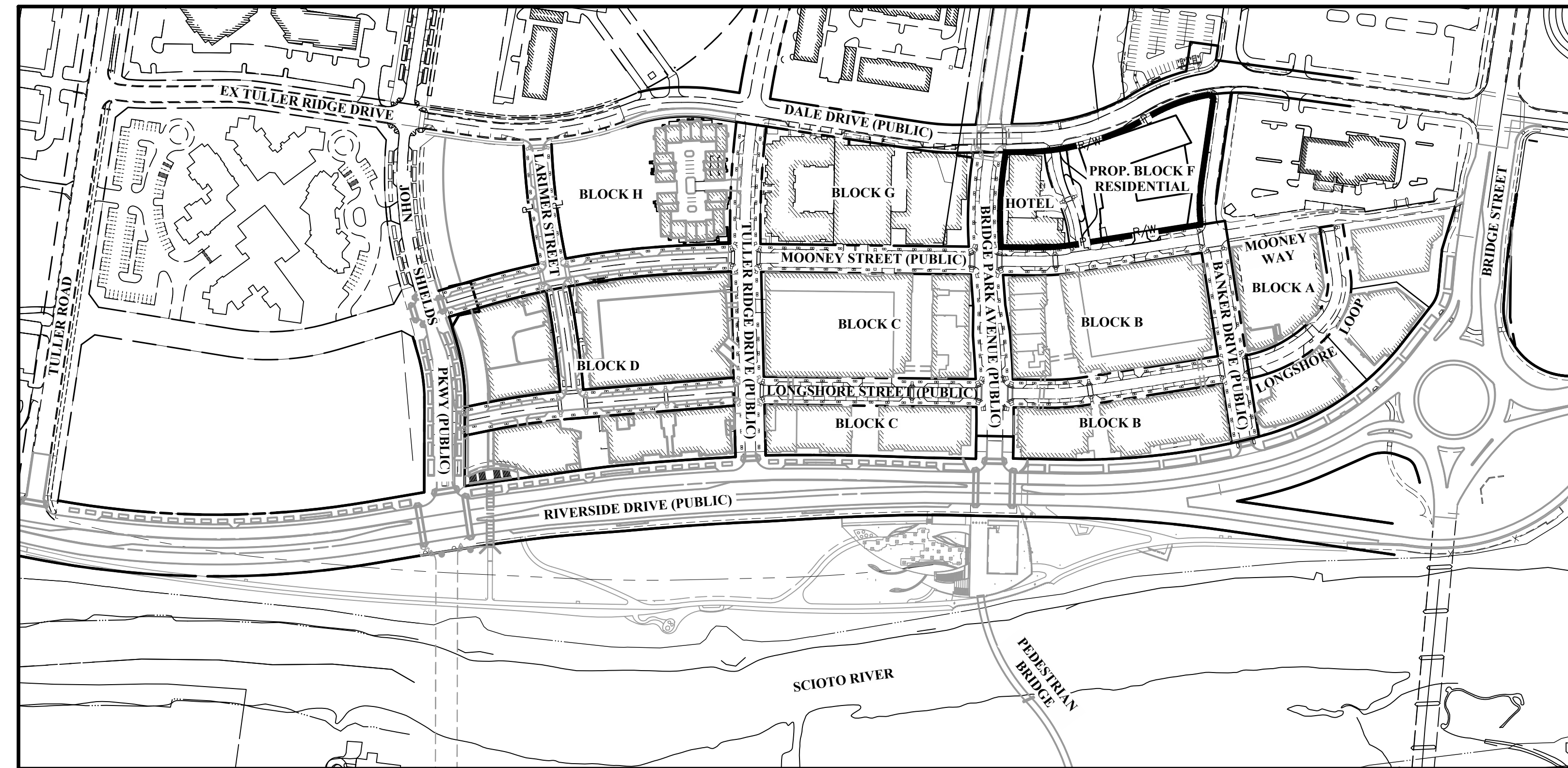


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
**INFORMAL PLAN**  
 FOR  
**BRIDGE PARK**  
**BLOCK F RESIDENTIAL**  
 2021



**LOCATION MAP**  
Not to Scale



**INDEX MAP**  
Scale: 1" = 200'

**SHEET INDEX**

Title Sheet	C101
Overall Site Plan & Parking Plan	C102
Grading & Utility Plan	C103
Open Area Plan	C104

**SITE DATA**

Zoned BSD Scioto River Neighborhood District  
 Total Site Area: ±1.769 Acres  
 Lot 19 Area: ±1.769 Acres

**Building Summary**

Building	Building Type
Residential	Podium Apartment Building

MARK	DATE	DESCRIPTION

**CRAWFORD HOYING**  
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 INFORMAL PLAN  
 FOR  
**BRIDGE PARK**  
**BLOCK F RESIDENTIAL**  
 TITLE SHEET

**EM&T**  
 ENGINEERS, ARCHITECTS & SURVEYORS  
 5800 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.5500 Fax: 614.775.5501  
 emt.com

DATE  
June 14, 2021

SCALE  
As Noted

JOB NO.  
2021-0553

SHEET  
**C101**

**DEVELOPER/OWNER**

Crawford Hoying Development Partners  
 6640 Riverside Drive, Suite 500  
 Dublin, Ohio 43017  
 Tel: (614) 335-2020  
 Fax: (614) 850-9191  
 Don Brogan

**ENGINEER**

EM&T Inc.  
 5500 New Albany Road  
 Columbus, Ohio 43054  
 Tel: (614) 775-4500  
 Fax: (614) 775-4800  
 James Peitler

**ARCHITECTS**

M+A Architects  
 775 Yard Street, Suite 325  
 Columbus, Ohio 43212  
 Tel: (614) 764-0407  
 Fax: (614) 764-0237  
 Robert Nock

**ZONING**

Zoned BSD Scioto River  
 Neighborhood District

**LANDSCAPE ARCHITECT**

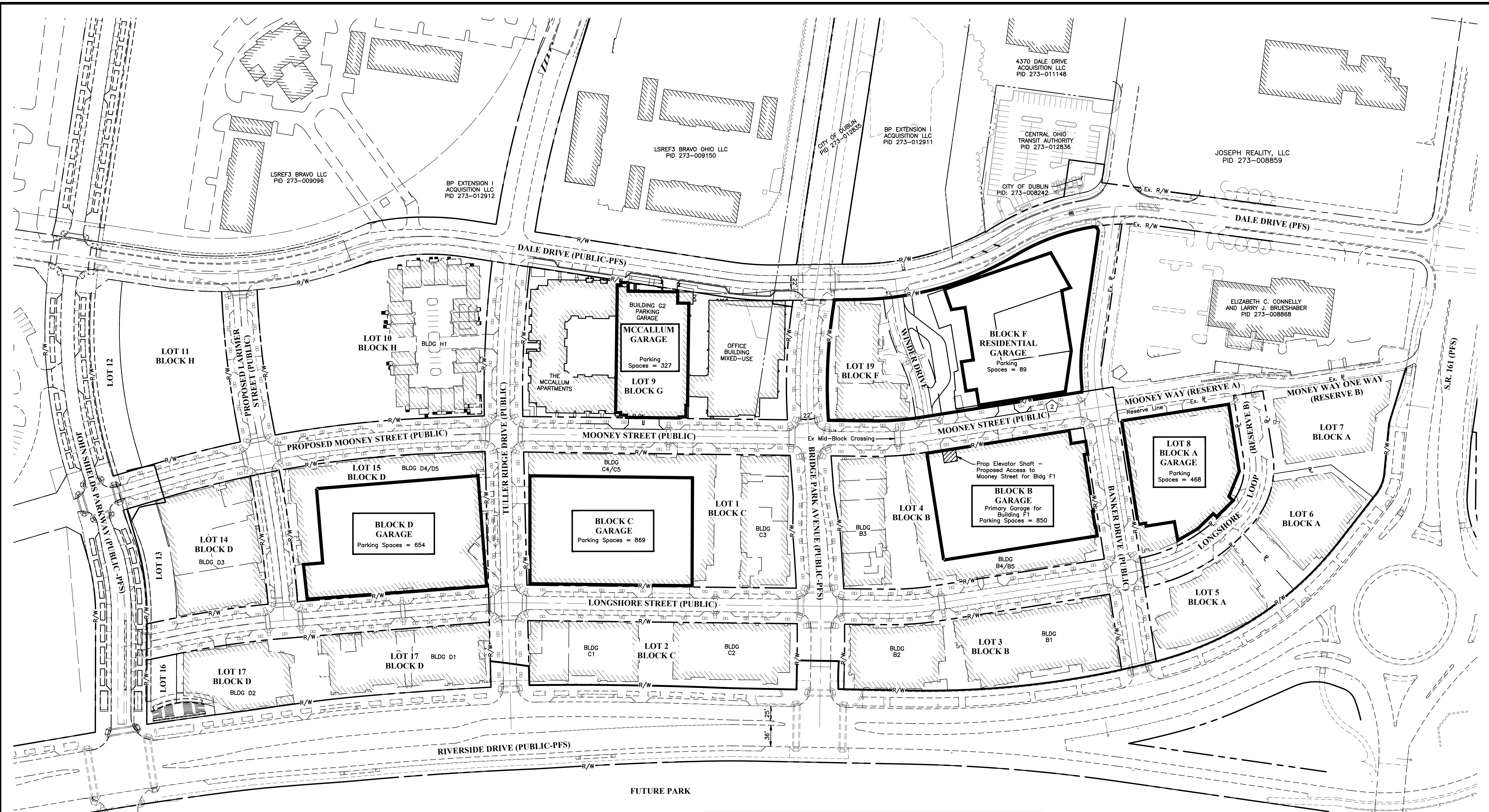
G2 Planning & Design  
 720 East Broad Street, Suite 200  
 Columbus, Ohio 43215  
 Tel: (614) 583-9230  
 Dave Guappone

**PROJECT DESCRIPTION**

This project is a proposal for development on approximately 1.77 acres, for a podium apartment building development on the east side of Mooney Street, south of Bridge Park Avenue, west of Dale Drive, and north of Banker Drive.

J:\20210553\Drawings\45Sheets\Final Development Plan\20210553 - FDP Title Sheet.dwg, Last Saved By: swilson, 6/14/2021 3:14 PM Last Printed By: Wilson, Sarah, 6/14/2021 3:19 PM (No Xrefs)

J:\20210553\Draw\04\Sheets\Final Development Plan\20210553 - FSP Overall Site Plan & Parking Plan.dwg, Last Saved By: swilson, 6/18/2021 7:27 AM Last Printed By: Wilson, Sarah, 6/18/2021 7:29 AM (No Xrefs)



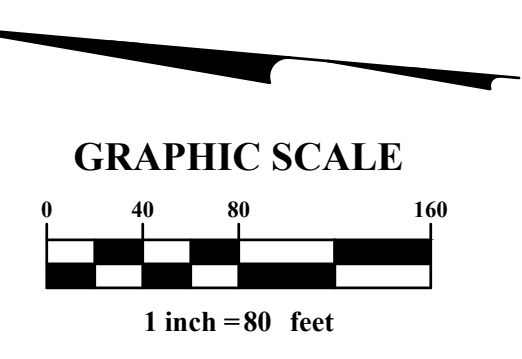
Residential Required Parking				
Building	3 BR	2 BR	1 BR	Total
Block F Residential	20	67	0	87
Min. Required Parking/Unit	2	1.5	1	
Max. Allowable Parking/Unit	2	2	2	
Min. Parking Required	40	101	0	141
Max. Parking Allowed	40	134	0	174

Parking Provided			
	On Street	Parking Structure	Total
Block F Residential	2	89	91
<b>Total On-Site Parking Provided Per Unit</b>		<b>1.02</b>	
Additional Spaces in Off-Site Block B Garage		53	
<b>Total Parking Provided (On-Site &amp; Off-Site)</b>			<b>144</b>
Minimum Parking Required			141
Maximum Parking Allowed			174
On-Site Bicycle Parking Required			44
On-Site Bicycle Parking Provided			44
On-Site ADA Accessible Parking Required			4
On-Site ADA Accessible Parking Provided			4
On-Site Loading Spaces Required			3
On-Site Loading Spaces Provided			3

**Note:** Total number of Existing Structural Parking Spaces = 2,930 (Excludes Block F)

**LEGEND**

# Proposed On-Street Parking for Block F



MARK	DATE	DESCRIPTION

**CRAWFORD HOYING**  
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
FOR  
**BRIDGE PARK**  
**BLOCK F RESIDENTIAL**  
OVERALL SITE PLAN & PARKING PLAN

**EMHT**  
SOUTH MICHIGAN ENGINEERS & ARCHITECTS, INC.  
Engineers • Surveyors • Planners • Scientists  
5000 New Albany Road, Columbus, OH 43264  
Phone: 614.775.5500 Fax: 614.775.5501 emht.com

DATE  
June 14, 2021

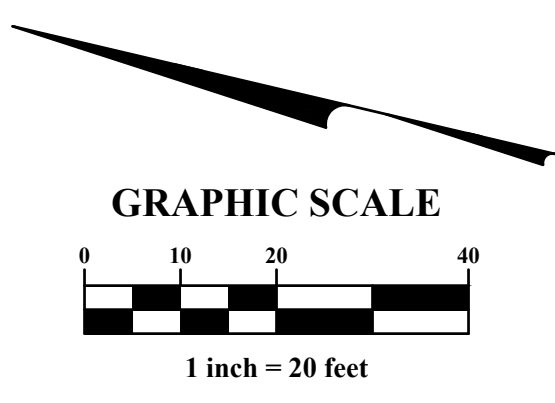
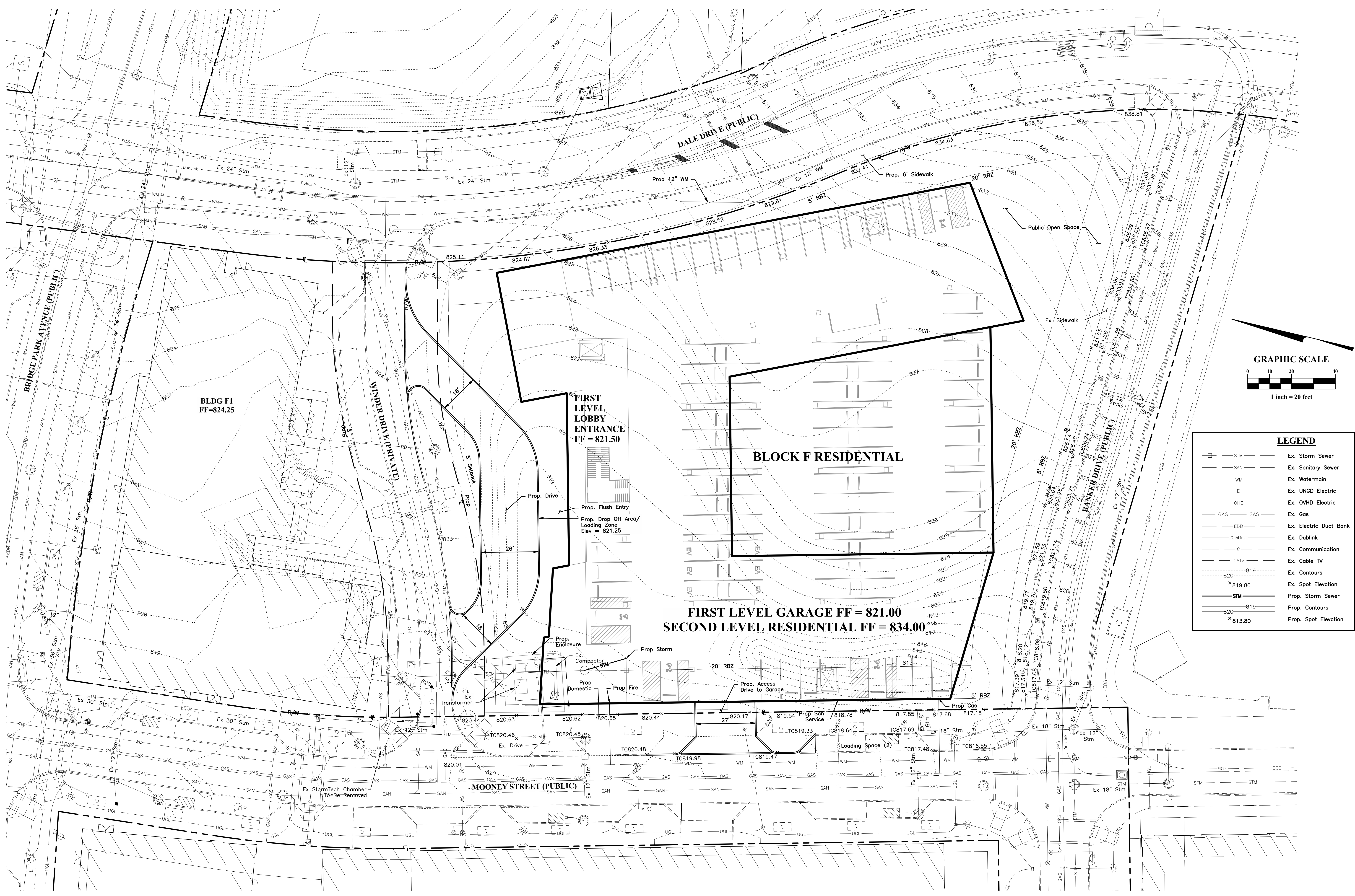
SCALE  
1" = 80'

JOB NO.  
2021-0553

SHEET  
**C102**



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**LEGEND**

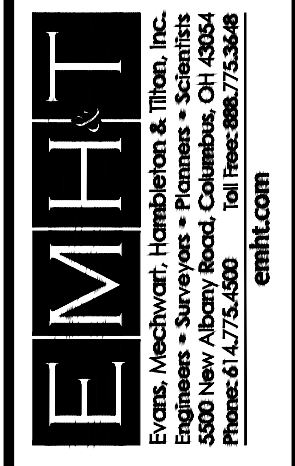
STM	Ex. Storm Sewer
SAN	Ex. Sanitary Sewer
WM	Ex. Watermain
E	Ex. UNGD Electric
OHE	Ex. OVHD Electric
GAS	Ex. Gas
EDB	Ex. Electric Duct Bank
DubLink	Ex. Dublink
C	Ex. Communication
CATV	Ex. Cable TV
820-819	Ex. Contours
x 819.80	Ex. Spot Elevation
STM	Prop. Storm Sewer
820-819	Prop. Contours
x 813.80	Prop. Spot Elevation

REVISIONS

MARK	DATE	DESCRIPTION

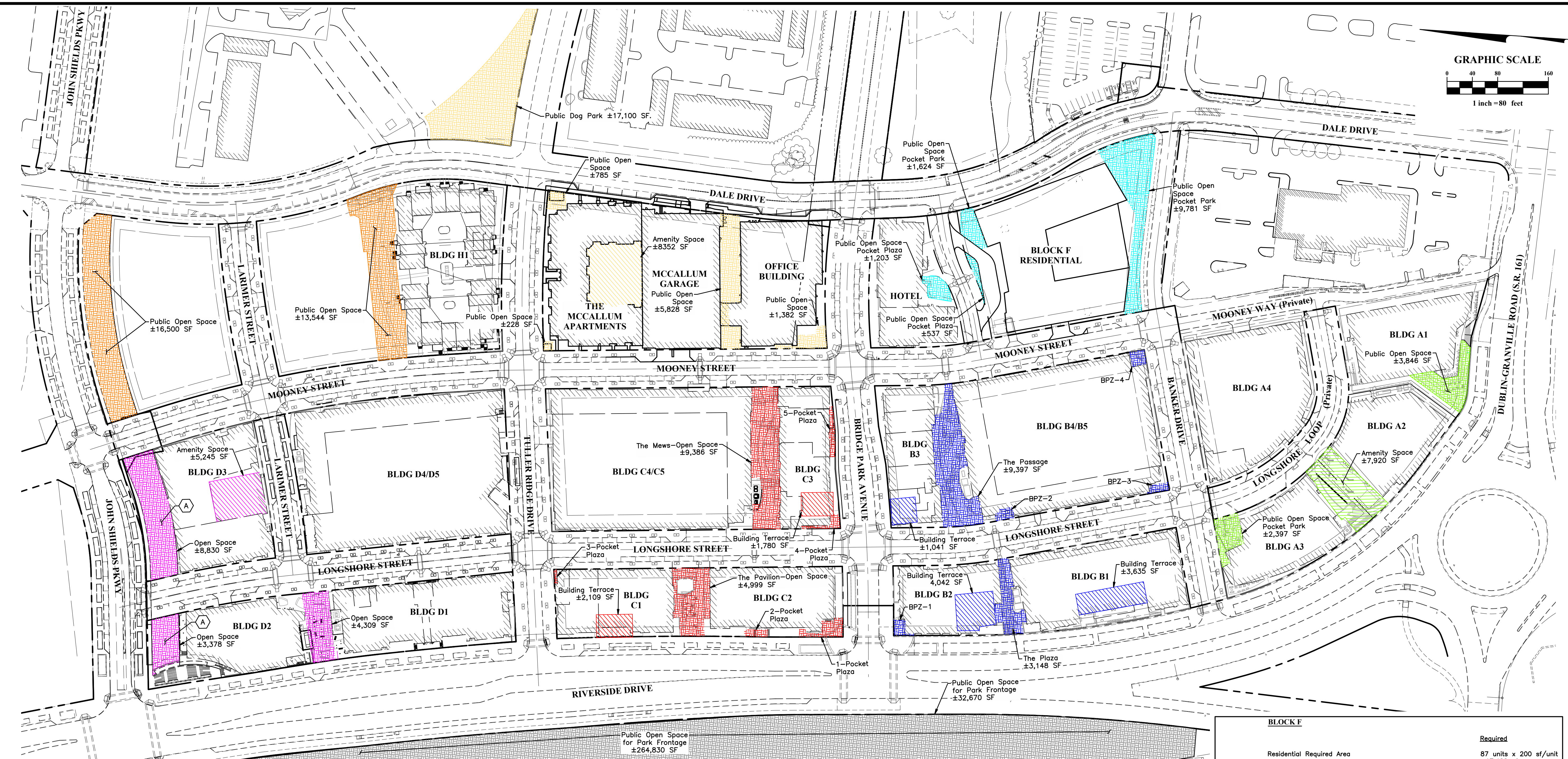
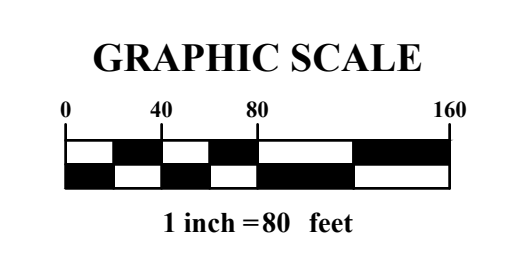


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 FOR  
**BRIDGE PARK  
 BLOCK F RESIDENTIAL**  
 GRADING & UTILITY PLAN



DATE	June 14, 2021
SCALE	1" = 20'
JOB NO.	2021-0553
SHEET	C103





BLOCK D	
<b>Required</b>	
Residential Required Area	186 units x 200 sf/unit = 37,200 sf = 0.85 Acres
Commercial Required Area	194,703 sf / 50 sf = 3,894 sf = 0.09 Acres
Total Required Open Space Area	<u>±0.94 Acres</u>
<b>Provided</b>	
Public Open Space (On-Site)	±0.38 Acres x 100% = 0.38 Acres
Public Open Space (Off-Site)	±0.56 Acres x 100% = 0.56 Acres
Amenity Space	±0.12 Acres x 0% = 0 Acres
Total Provided Open Space Area	<u>±0.94 Acres</u>

(A) The adjacent John Shields Parkway greenway is counted towards the on-site Public Open Space for Block D. It is the design teams understanding the greenway will be developed as part of a Future City Project.

BLOCK H	
<b>Required</b>	
Residential Required Area	64 units x 200 sf/unit = 12,800 sf = 0.29 Acres
<b>Provided</b>	
Public Open Space	±30,044 sf = 0.68 Acres

BLOCK C	
<b>Required</b>	
Residential Required Area	153 units x 200 sf/unit = 30,600 sf = 0.70 Acres
Commercial Required Area	141,813 sf / 50 sf = 2,836 sf = 0.07 Acres
Total Required Open Space Area	<u>±0.77 Acres</u>
<b>Provided</b>	
Public Open Space (On-Site)	±0.40 Acres x 100% = 0.40 Acres
Public Open Space (Off-Site)	±0.65 Acres x 100% = 0.65 Acres
Amenity Space	±0.09 Acres x 0% = 0 Acres
Total Provided Open Space Area	<u>±1.05 Acres</u>

BLOCK G	
<b>Required</b>	
Residential Required Area	86 units x 200 sf/unit = 17,200 sf = 0.39 Acres
Commercial Required Area	118,171 sf / 50 sf = 2,363 sf = 0.05 Acres
Total Required Open Space Area	<u>±0.44 Acres</u>
<b>Provided</b>	
Public Open Space (On-Site)	±0.19 Acres
Public Open Space (Dog Park)	±0.39 Acres
Amenity Space (Not Counted Toward Open Space Requirement)	±0.19 Acres
Total Provided Public Open Space	<u>±0.58 Acres</u>

BLOCK B	
<b>Required</b>	
Residential Required Area	229 units x 200 sf/unit = 45,800 sf = 1.05 Acres
Commercial Required Area	98,144 sf / 50 sf = 1,963 sf = 0.05 Acres
Total Required Open Space Area	<u>±1.08 Acres</u>
<b>Provided</b>	
Public Open Space (On-Site)	±0.33 Acres x 100% = 0.33 Acres
Public Open Space (Off-Site)	±0.75 Acres x 100% = 0.75 Acres
Amenity Space	±0.20 Acres x 0% = 0 Acres
Total Provided Open Space Area	<u>±1.08 Acres</u>

BLOCK F	
<b>Required</b>	
Residential Required Area	87 units x 200 sf/unit = 17,400 sf = 0.40 Acres
Commercial (Hotel) Required Area	198,814 sf / 50 sf = 3,977 sf = 0.09 Acres
Total Required Open Space Area	<u>±0.49 Acres</u>
<b>Provided</b>	
Public Open Space (Dog Park Area Remaining from Block G)	±0.14 Acres
Public Open Space (On-Site)	±0.30 Acres
Total Provided Open Space Area	<u>±0.44 Acres</u>

BLOCK A	
<b>Required</b>	
Commercial Required Area	Hotel 107,043 Event Center 19,104 Retail-Garage 2,334 Office 78,134 Total 206,615 sf / 50 sf = 4,132 sf
Total Required Open Space Area	<u>±0.095 Acres</u>
<b>Provided</b>	
Public Open Space (On-site)	±6,243 sf = 0.14 Acres
Amenity Space	±7,920 sf
Total Provided Open Space Area	<u>±0.14 Acres</u>

MARK	DATE	DESCRIPTION

**CRAWFORD HOYING**  
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
INFORMAL PLAN  
FOR  
**BRIDGE PARK**  
BLOCK F RESIDENTIAL  
OPEN AREA PLAN

**EMHT**  
ENGINEERS, ARCHITECTS & DESIGNERS  
5000 New Albany Road, Columbus, OH 43244  
Phone: 614.775.5500 Fax: 614.775.5501  
emht.com

DATE  
June 14, 2021

SCALE  
1" = 80'

JOB NO.  
2021-0553

SHEET  
**C104**





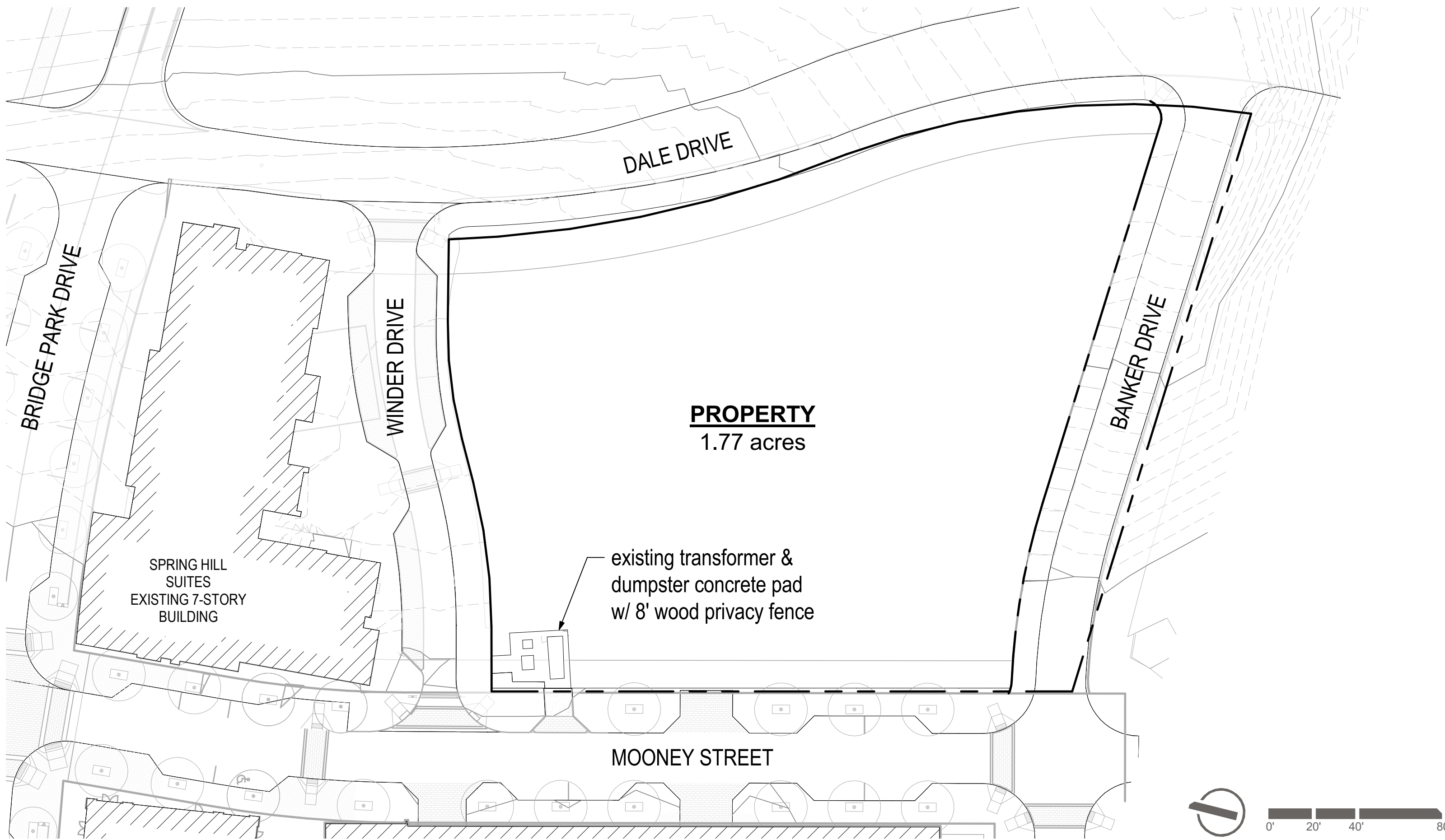




## Block F Residential - Concept Plan

06.14.2021





DALE DRIVE

BRIDGE PARK DRIVE

WINDER DRIVE

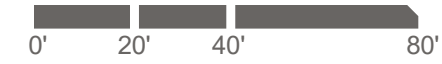
BANKER DRIVE

**PROPERTY**  
1.77 acres

SPRING HILL  
SUITES  
EXISTING 7-STORY  
BUILDING

existing transformer &  
dumpster concrete pad  
w/ 8' wood privacy fence

MOONEY STREET

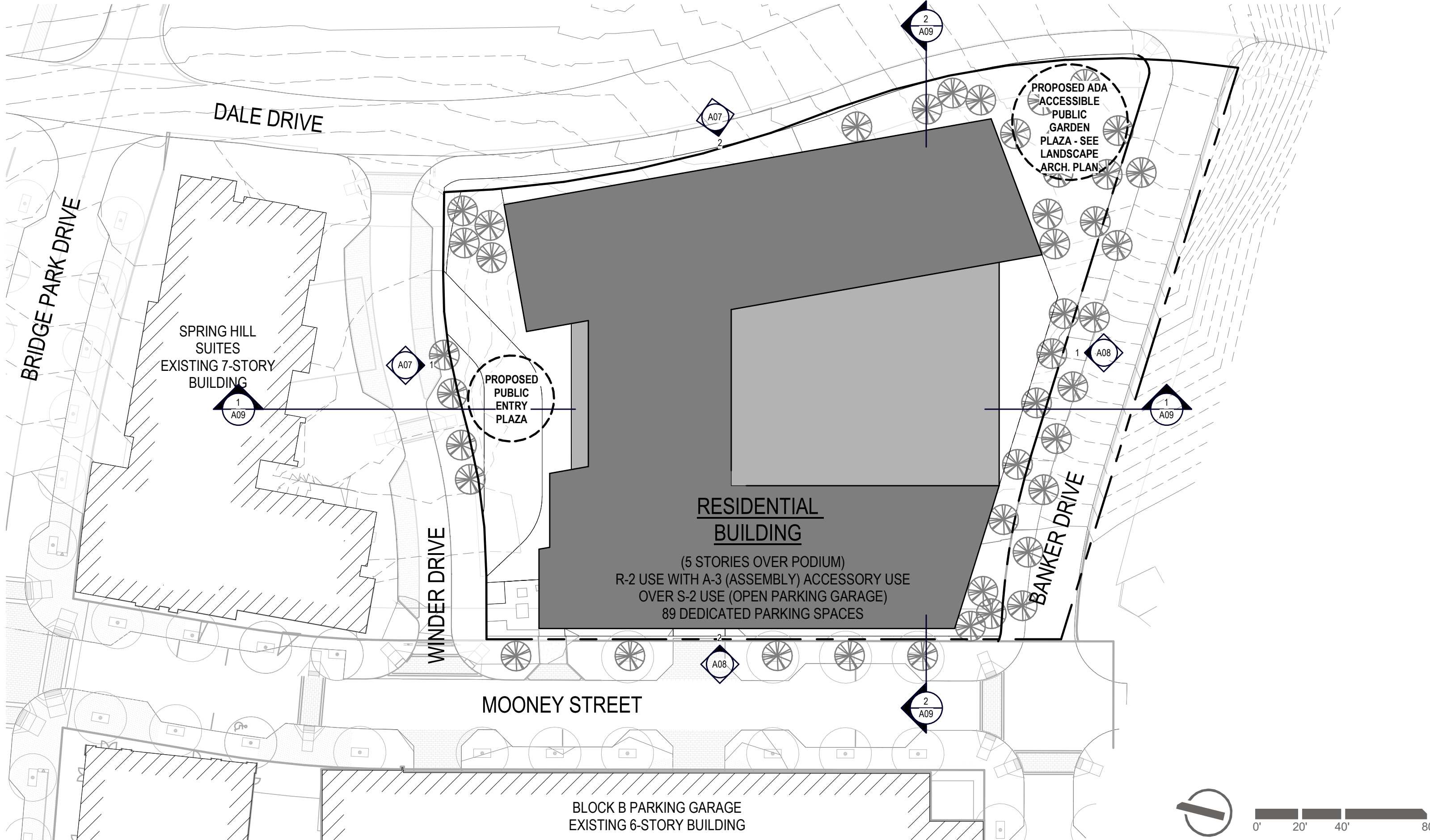


# Block F Residential - Concept Plan

**A02**  
Existing Conditions  
Plan

ma architects

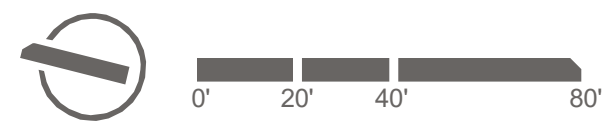




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# Block F Residential - Concept Plan



**A03**  
Proposed Site Plan

m+a architects





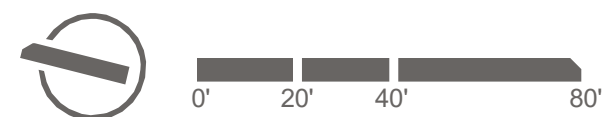
### PARKING SCHEDULE

Parking Count	Type
79	9' x 18' - 90 deg
1	22' x 9' - Parallel
3	Van Accessible Space - No Driver Side
6	9' x 18' - 90 deg - EV
89	

### FIRST LEVEL PROGRAM

QTY	NAME	AREA
<b>GARAGE</b>		
1	OFFICE	974 SF
M+A Blue		974 SF
1	CAFE	540 SF
2	ELEVATOR LOBBY	217 SF
1	FITNESS	1,260 SF
1	LOBBY	1,442 SF
1	RESTROOM	114 SF
M+A Moss		3,573 SF
2	STORAGE	1,016 SF
M+A Tan - Public/Lobby		1,016 SF
1	ELEC ROOM	299 SF
2	ELEVATOR	224 SF
3	STAIR	1,074 SF
2	TRASH	621 SF
1	WATER ROOM	374 SF
M+A Warm Gray - BOH/MEP Spaces		2,592 SF
<b>GARAGE</b>		8,155 SF
<b>Grand total</b>		8,155 SF

- ### COLOR LEGEND
- DWELLING UNIT
  - COMMON SPACE
  - ADMINISTRATIVE SPACE
  - BUILDING SERVICES
  - OUTDOOR AMENITIES
  - CIRCULATION/MECHANICAL



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## Block F Residential - Concept Plan

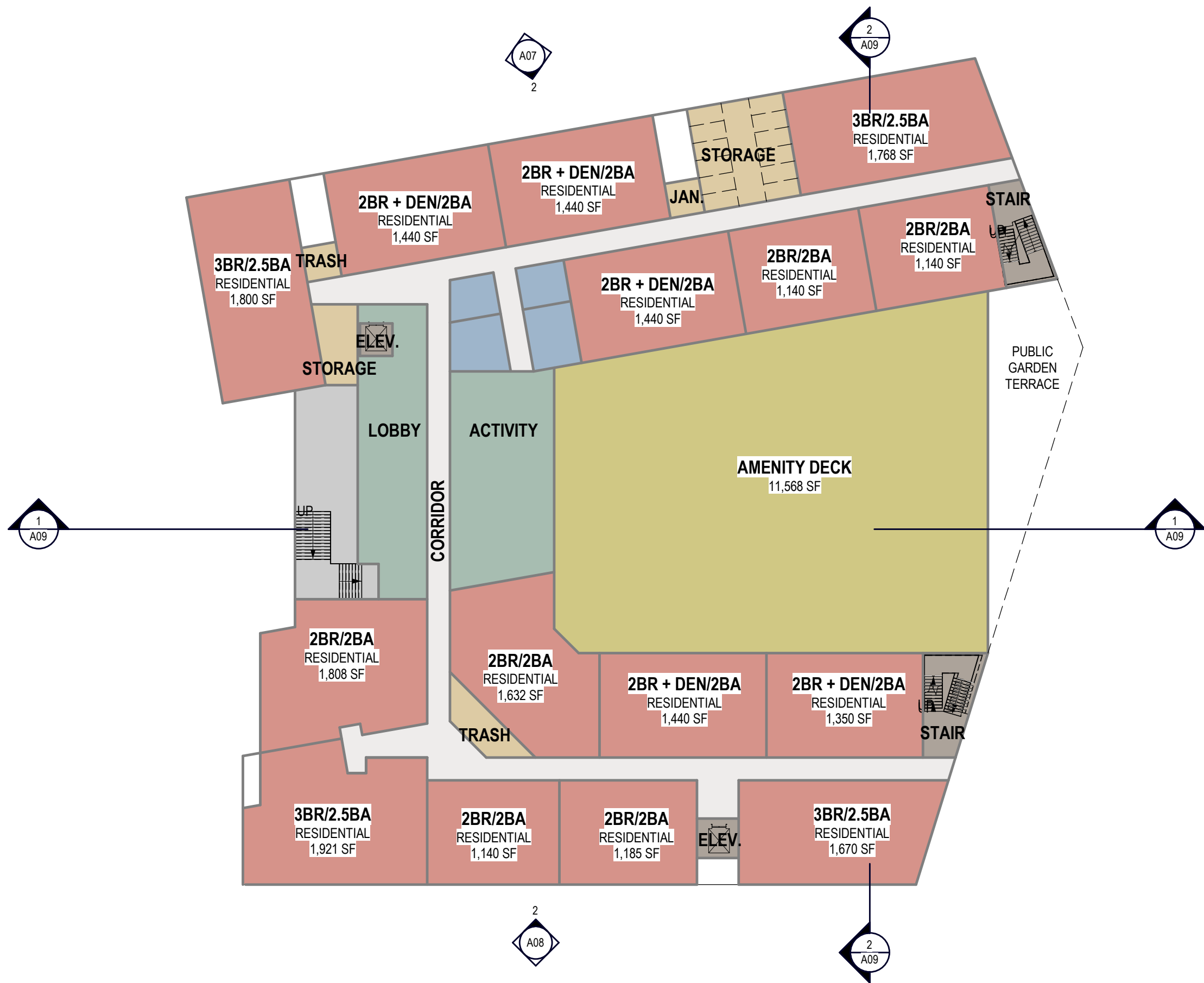
**A04**  
 Concept Plan -  
 Garage/First Floor

2021.077 06.14.2021



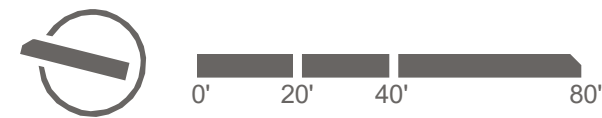
**SECOND LEVEL PROGRAM**

QTY	NAME	AREA
<b>SECOND FLOOR</b>		
1	CONCIERGE	247 SF
3	OFFICE	585 SF
M+A Blue		832 SF
1	ACTIVITY	1,812 SF
1	LOBBY	1,545 SF
M+A Moss		3,357 SF
5	2BR + DEN/2BA	7,110 SF
6	2BR/2BA	8,046 SF
4	3BR/2.5BA	7,159 SF
M+A Red		22,314 SF
1	JANITOR	100 SF
2	STORAGE	1,102 SF
2	TRASH	348 SF
M+A Tan - Public/Lobby		1,550 SF
1	CORRIDOR	3,913 SF
M+A Warm Gray - 20%		3,913 SF
2	ELEVATOR	224 SF
2	STAIR	783 SF
M+A Warm Gray - BOH/MEP Spaces		1,007 SF
<b>SECOND FLOOR</b>		<b>32,973 SF</b>
<b>Grand total</b>		<b>32,973 SF</b>



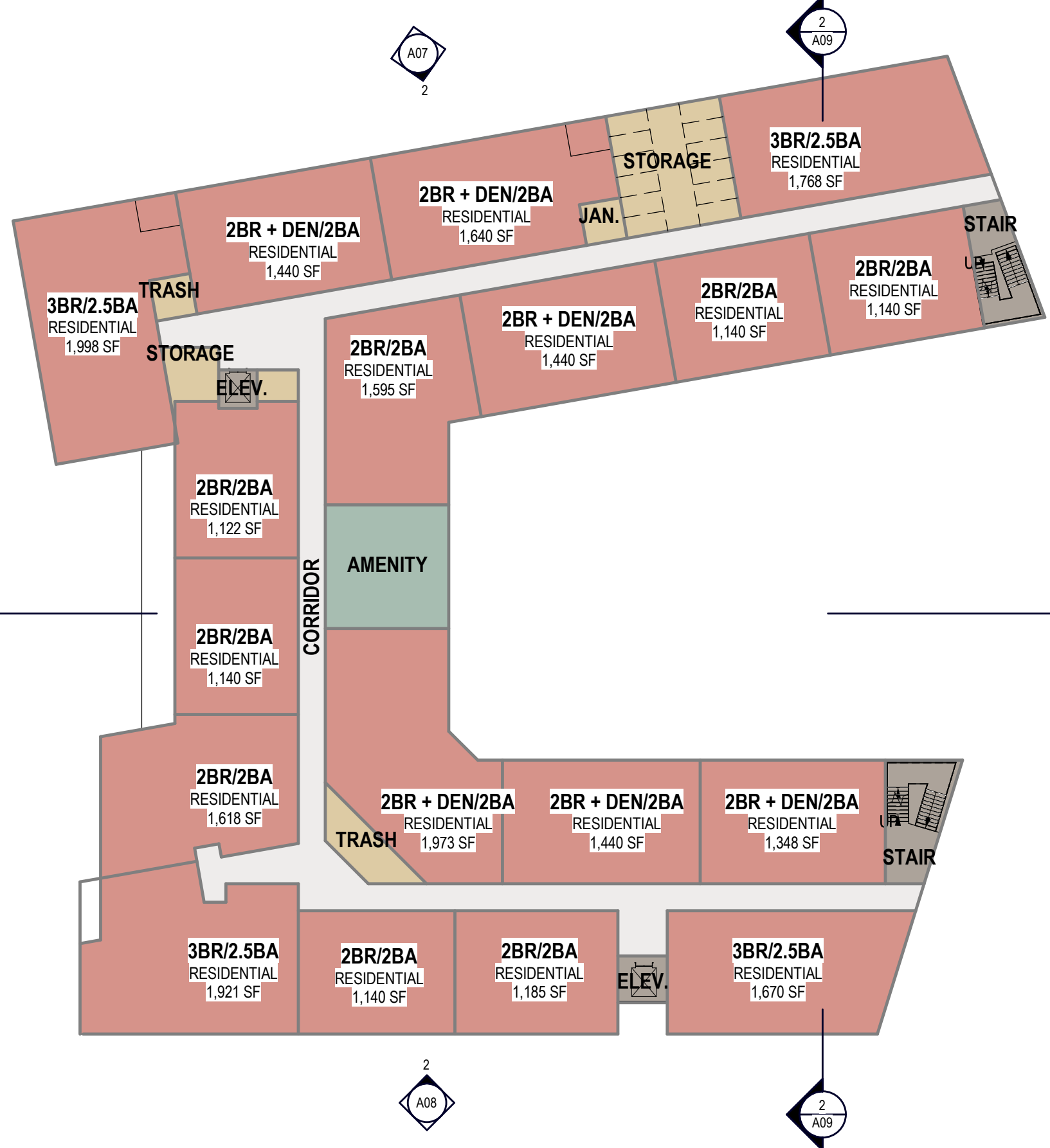
**COLOR LEGEND**

- DWELLING UNIT
- COMMON SPACE
- ADMINISTRATIVE SPACE
- BUILDING SERVICES
- OUTDOOR AMENITIES
- CIRCULATION/MECHANICAL



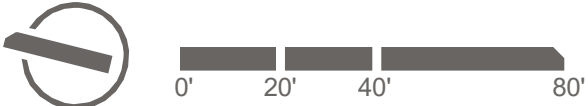
**Block F Residential - Concept Plan**





DWELLING UNIT MIX	
Space Name	Count
2BR + DEN/2BA	5
2BR/2BA	6
3BR/2.5BA	4
SECOND FLOOR: 15	
2BR + DEN/2BA	6
2BR/2BA	8
3BR/2.5BA	4
THIRD FLOOR: 18	
2BR + DEN/2BA	6
2BR/2BA	8
3BR/2.5BA	4
FOURTH FLOOR: 18	
2BR + DEN/2BA	6
2BR/2BA	8
3BR/2.5BA	4
FIFTH FLOOR: 18	
2BR + DEN/2BA	6
2BR/2BA	8
3BR/2.5BA	4
SIXTH FLOOR: 18	
Grand total: 87	

- COLOR LEGEND**
- DWELLING UNIT
  - COMMON SPACE
  - ADMINISTRATIVE SPACE
  - BUILDING SERVICES
  - OUTDOOR AMENITIES
  - CIRCULATION/MECHANICAL



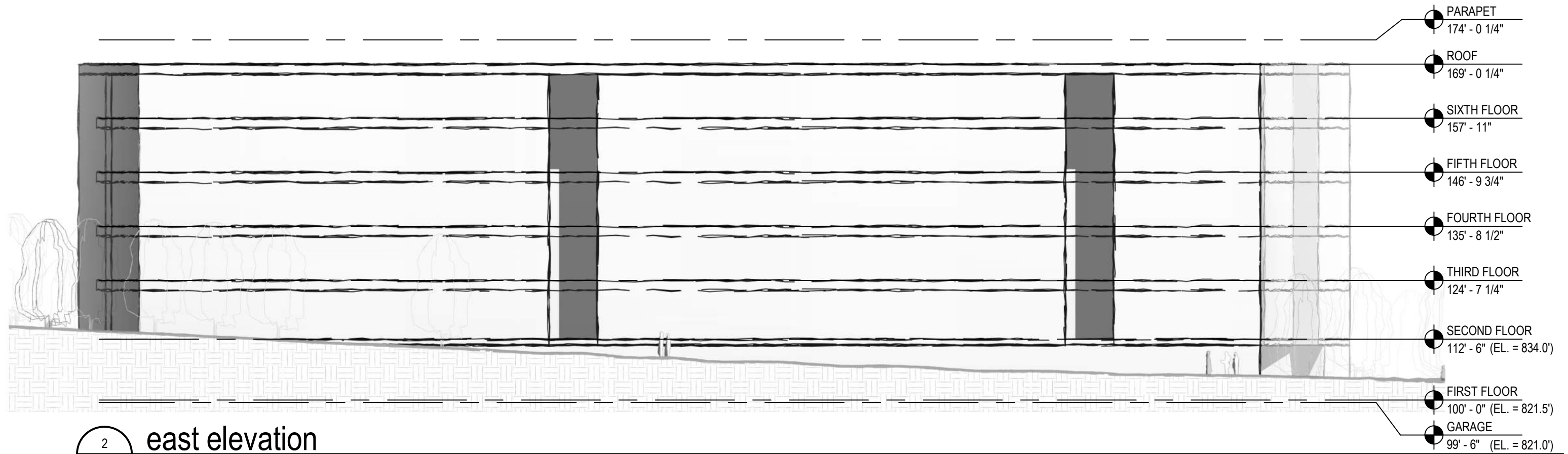
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# Block F Residential - Concept Plan

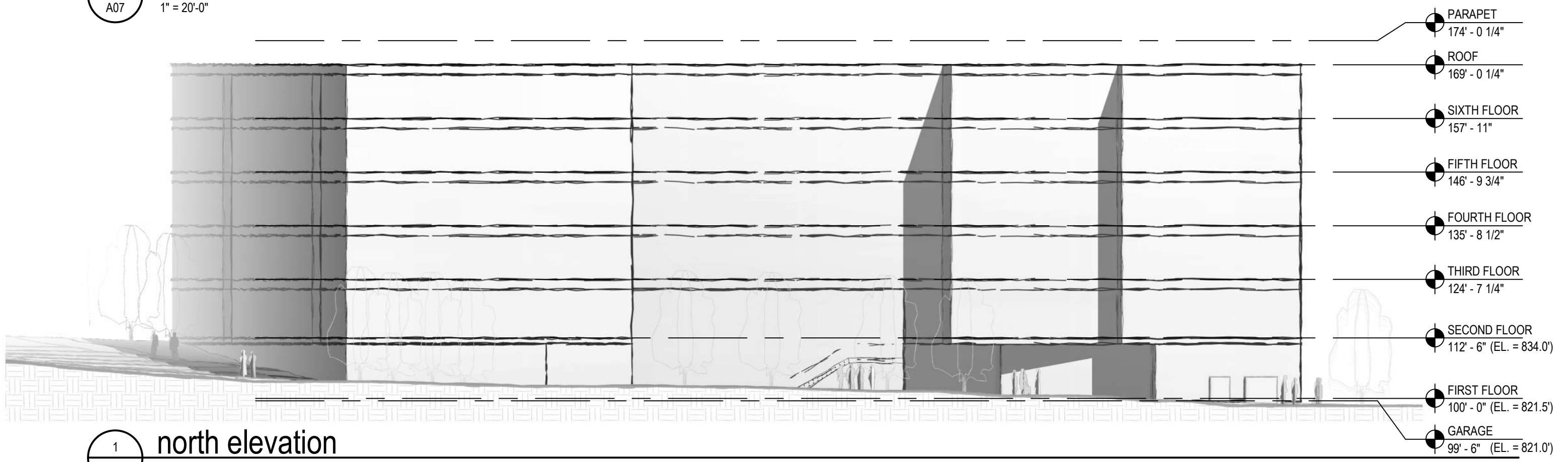
**A06**  
 Concept Plan - Typical Floor (3-6)

2021.077 06.14.2021



- PARAPET  
174' - 0 1/4"
- ROOF  
169' - 0 1/4"
- SIXTH FLOOR  
157' - 11"
- FIFTH FLOOR  
146' - 9 3/4"
- FOURTH FLOOR  
135' - 8 1/2"
- THIRD FLOOR  
124' - 7 1/4"
- SECOND FLOOR  
112' - 6" (EL. = 834.0')
- FIRST FLOOR  
100' - 0" (EL. = 821.5')
- GARAGE  
99' - 6" (EL. = 821.0')

2 east elevation  
A07 1" = 20'-0"



- PARAPET  
174' - 0 1/4"
- ROOF  
169' - 0 1/4"
- SIXTH FLOOR  
157' - 11"
- FIFTH FLOOR  
146' - 9 3/4"
- FOURTH FLOOR  
135' - 8 1/2"
- THIRD FLOOR  
124' - 7 1/4"
- SECOND FLOOR  
112' - 6" (EL. = 834.0')
- FIRST FLOOR  
100' - 0" (EL. = 821.5')
- GARAGE  
99' - 6" (EL. = 821.0')

1 north elevation  
A07 1" = 20'-0"

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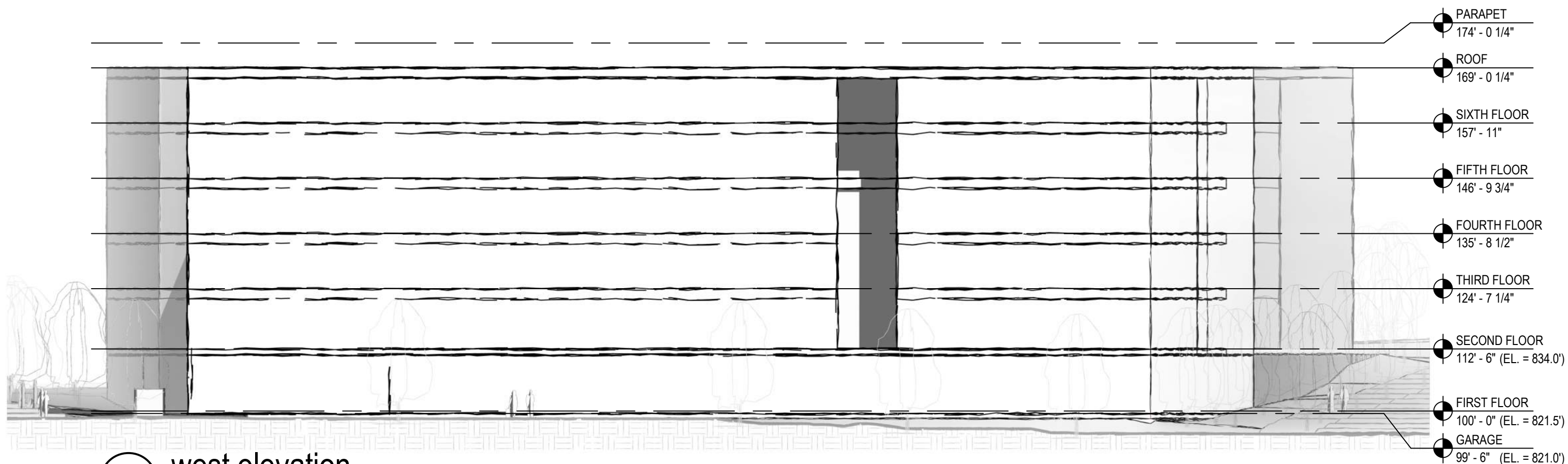


# Block F Residential - Concept Plan

**A07**  
Concept Elevations

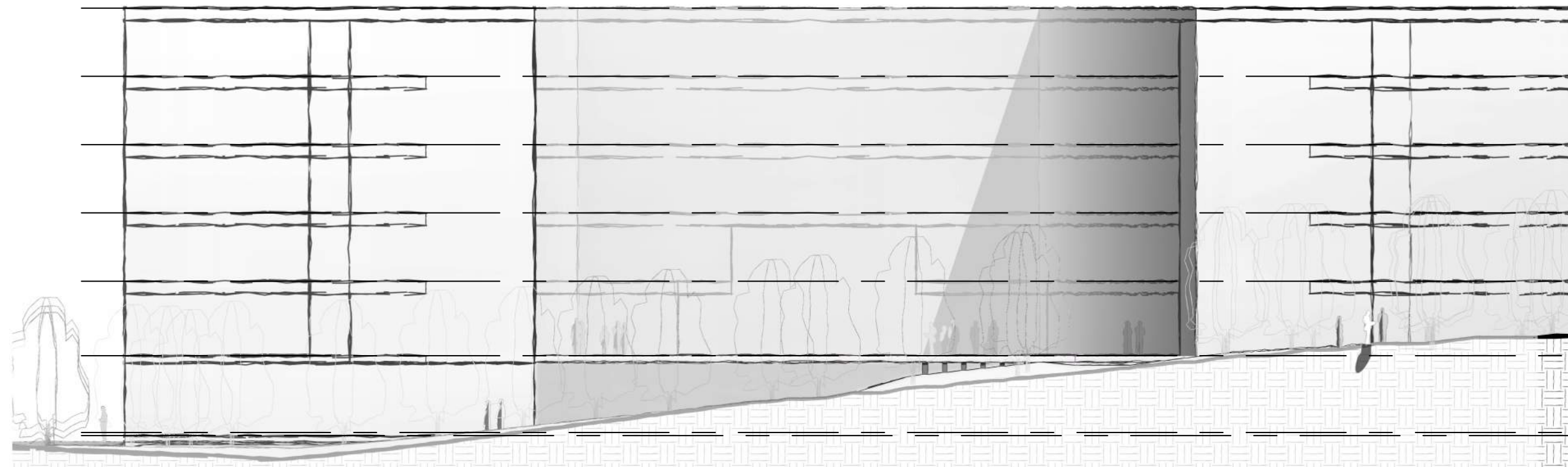






2  
A08 west elevation  
1" = 20'-0"

- PARAPET  
174' - 0 1/4"
- ROOF  
169' - 0 1/4"
- SIXTH FLOOR  
157' - 11"
- FIFTH FLOOR  
146' - 9 3/4"
- FOURTH FLOOR  
135' - 8 1/2"
- THIRD FLOOR  
124' - 7 1/4"
- SECOND FLOOR  
112' - 6" (EL. = 834.0')
- FIRST FLOOR  
100' - 0" (EL. = 821.5')
- GARAGE  
99' - 6" (EL. = 821.0')



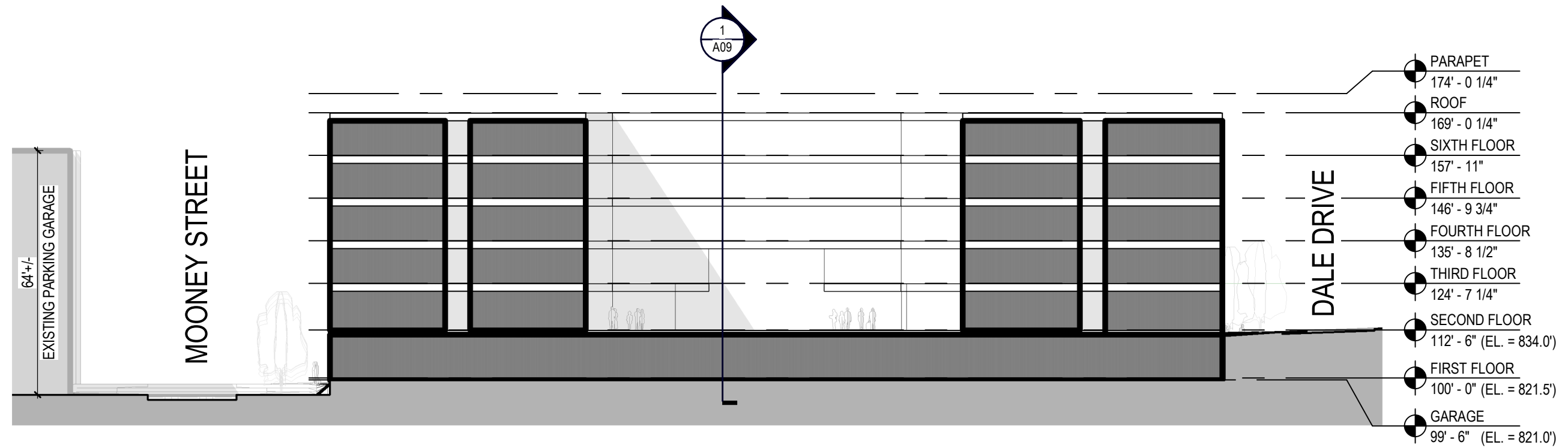
1  
A08 south elevation  
1" = 20'-0"

- PARAPET  
174' - 0 1/4"
- ROOF  
169' - 0 1/4"
- SIXTH FLOOR  
157' - 11"
- FIFTH FLOOR  
146' - 9 3/4"
- FOURTH FLOOR  
135' - 8 1/2"
- THIRD FLOOR  
124' - 7 1/4"
- SECOND FLOOR  
112' - 6" (EL. = 834.0')
- FIRST FLOOR  
100' - 0" (EL. = 821.5')
- GARAGE  
99' - 6" (EL. = 821.0')

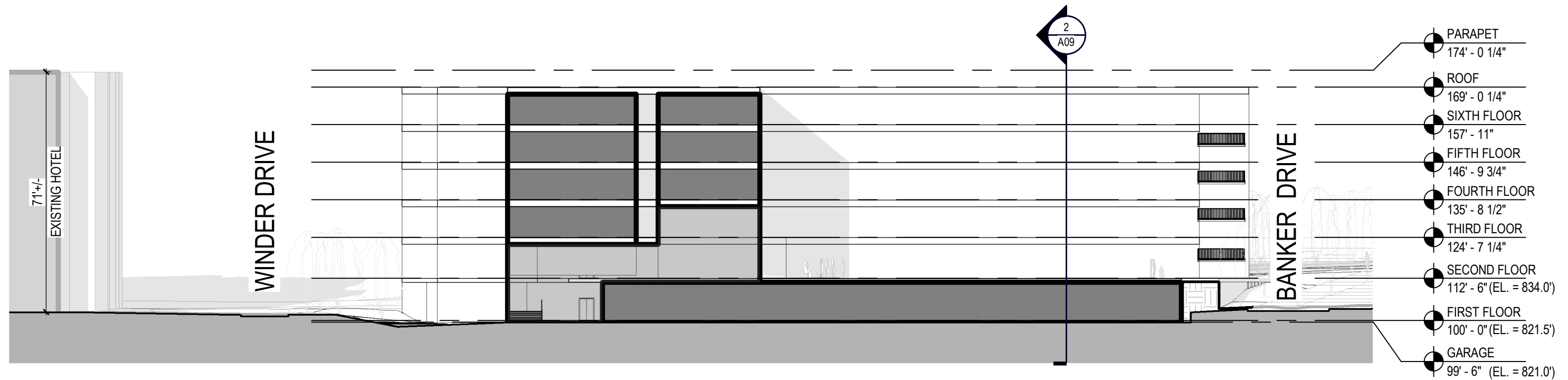
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# Block F Residential - Concept Plan

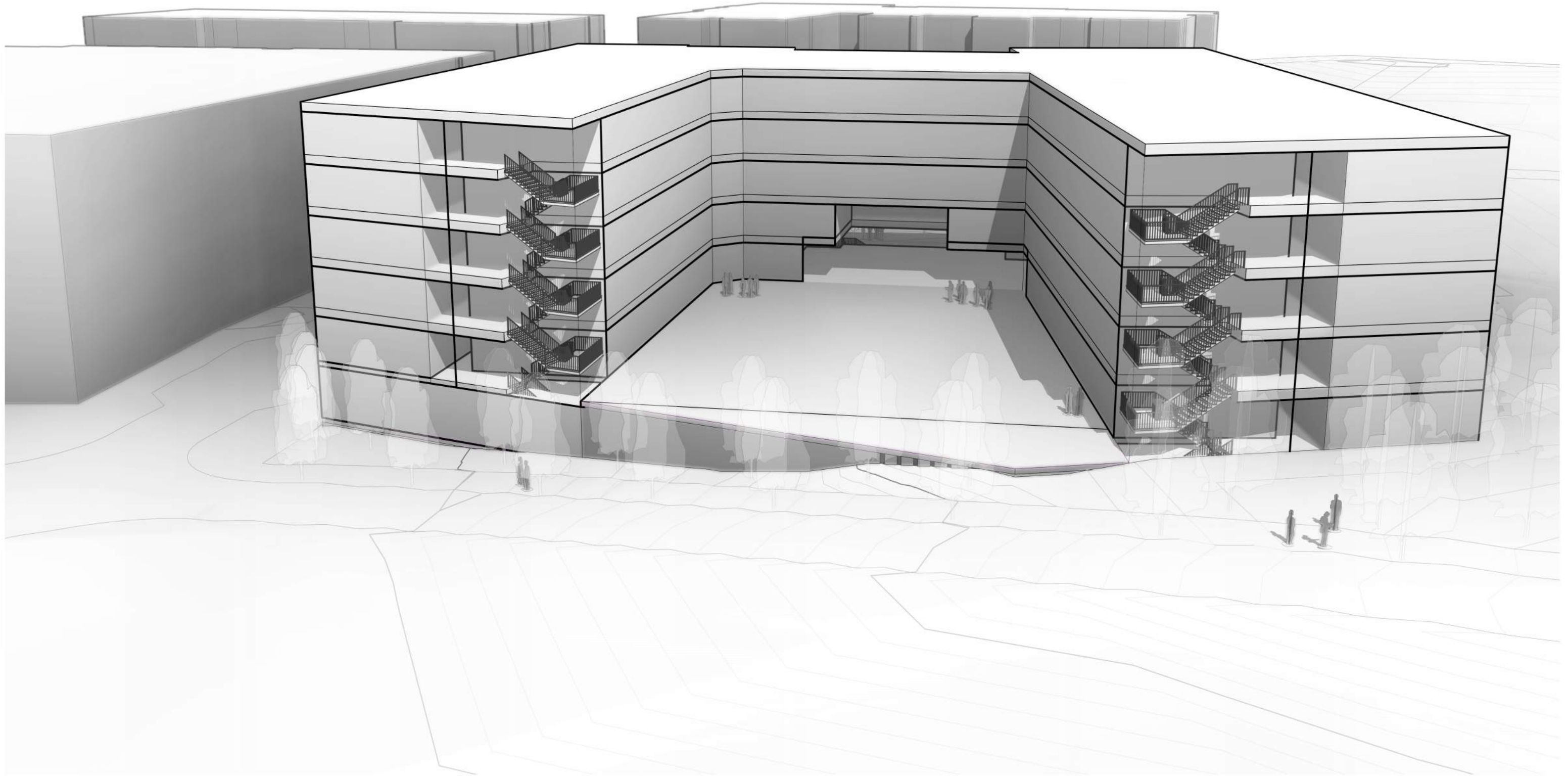


2  
A09  
**Site Section - West/East**  
1" = 30'-0"

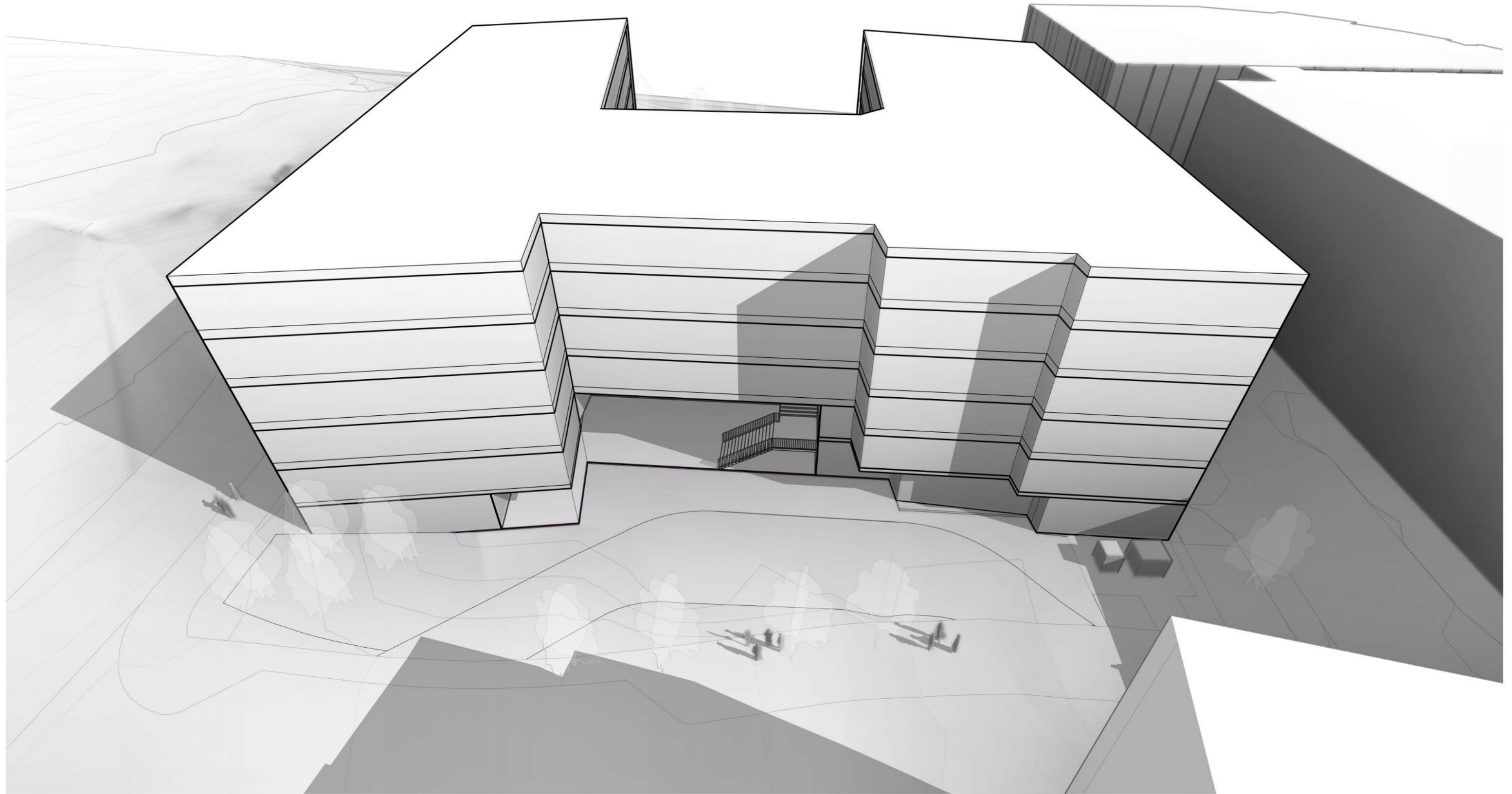


1  
A09  
**Site Section - North/South**  
1" = 30'-0"

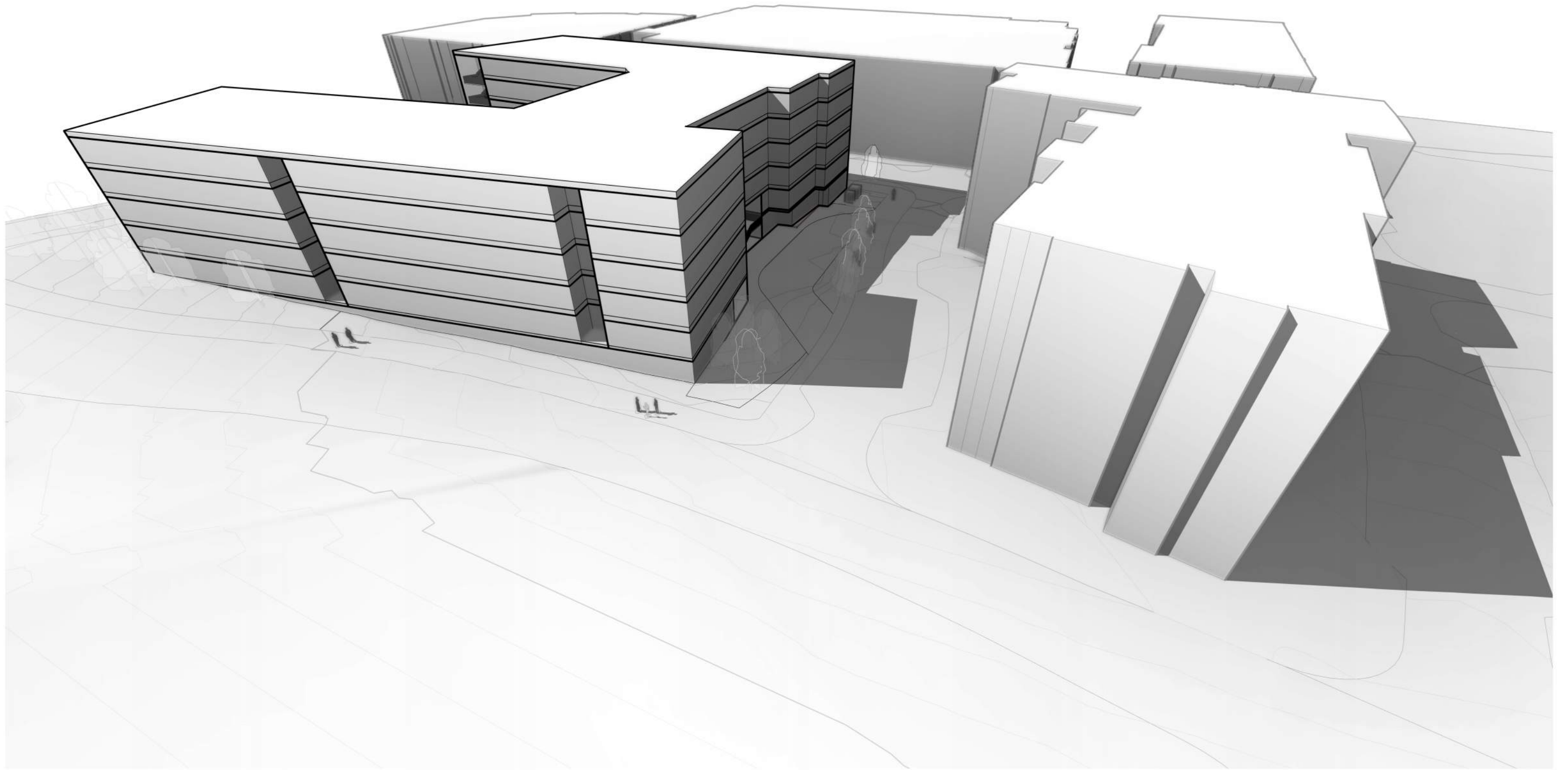








## Block F Residential - Concept Plan



## Block F Residential - Concept Plan